

Topsfield Zoning Board of Appeals

March 22, 2011

Chairman Moriarty called the meeting to order at 8:00 PM. Board members present were Bob Moriarty, Kristin Palace, Scott Dow, David Moniz and Jody Clineff. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attendance sheets for specific public hearings.

Visitors: Selectmen Martha Morrison and Richard Gandt;

166 Washington Street: At 8:00PM, Chairman Moriarty called to order the public hearing to consider the application of Greg & Susan Licata for premises located at 166 Washington Street, a non-conforming lot, requesting a finding pursuant to Article III, Section 3.05 of the Zoning By-Law relative to the construction of an in-ground swimming pool.

The Board reviewed the plans presented in the application and discussed with Mr. Licata the location of the proposed pool relative to the set back from attached garage which is proposed between 8' to 8 ½', and length of pool along the side set back to the property line. Member Scott Dow made the motion to approve a finding pursuant to Section 3.05 of the Topsfield Zoning By-law that the construction of an in-ground swimming pool would not be substantially more detrimental or objectionable to the neighborhood; provided, however, that no portion of the pool be less than 12 feet from the lot line; seconded by Clerk Kristin Palace; so voted 5-0.

124 River Road: At 8:15 PM, Chairman Moriarty called to order the public hearing to consider the application submitted by T-Mobile Northeast LLC pursuant to Article XII, Section 12.02A requesting (1.) a special permit subject to Article V and site plan review; and (2.) a variance to the dimensional requirement to allow the installation of a major wireless telecommunications facility with a 100' monopole and related equipment in a fenced compound on premises located at 124 River Road, commonly known as Trinity Episcopal Church.

At this time, Chairman Moriarty informed the members that the applicant's representative Attorney Jackie Slaga requested that the public hearing be continued to April 26, 2011. Chairman Moriarty then made the motion to continue the public hearing for T-Mobile's application to April 26, 2011; seconded by Member Scott Dow; so voted 5-0.

Minutes:

Chairman Moriarty made the motion to approve the minutes of January 5, 2011 as amended; seconded by Member Scott Dow; so voted 5-0.

Chairman Moriarty made the motion to approve the minutes of February 22, 2011 as amended; seconded by Member Scott Dow; so voted 5-0.

The meeting was adjourned at 8:48 PM.

Respectively submitted,

Roberta M. Knight
Community Development Coordinator